

DEVELOPMENT DATA TABLE	
SITE AREA	±113,866 SQFT (2.614 ACRES)
TAX PARCEL INCLUDED WITHIN THE AREA TO BE REZONED	217-222-40 PORTION, 217-102-06
EXISTING ZONING	MX-3 AND R-3 (LLW-CA*)
PROPOSED ZONING	O-1 (CD) (LLW-CA*)
EXISTING USES	VACANT
PROPOSED USES	USES ALLOWED IN THE O-1 DISTRICT
NON-RESIDENTIAL USES	MAXIMUM 25,000 SF
MAXIMUM FLOOR AREA RATIO	0.60
MINIMUM SETBACK	20'
MINIMUM SIDE YARD	10'
MINIMUM REAR YARD	20'
MAXIMUM BUILDING HEIGHT	40'
NUMBER OR RATIO OF PARKING SPACES REQUIRED	WILL MEET OR EXCEED ORDINANCE STANDARDS
MINIMUM OPEN SPACE REQUIRED	NOT APPLICABLE

*LLW-CA = LOWER LAKE WYLIE CRITICAL AREA

SITE INFORMATION

SITE ADDRESSES:

GRAND PALISADES PARKWAY
CHARLOTTE, NC 28278

15521 YORK ROAD
CHARLOTTE, NC 28278

PROPERTY OWNER(S):

CAROLINA CENTERS LLC AND C/O
PROPERTY TAX DEPARTMENT
227 WEST TRADE STREET
SUITE 100
CHARLOTTE, NC 28202

RIVER ROCK PROPERTIES LLC
3368 LAKE WYLIE DRIVE
ROCK HILL, SC 29732

GENERAL PROVISIONS

A. THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.207 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES THAT MAY BE APPLICABLE TO THE SITE.

C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

RESERVED

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE O-1 DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THIS SITE PLAN AND FURTHER LIMITED TO ONLY ONE USE WILL BE PERMITTED WITH AN ACCESSORY DRIVE THROUGH SERVICE WINDOW/LANES.

TRANSPORTATION

A. THE SITE WILL HAVE A FULL ACCESS CONNECTION TO LANGSTON DR. AS GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE. THE SITE MAY ALSO BE CONNECTED TO DEVELOPMENT PARCELS LOCATED TO THE SOUTH OF LANGSTON DR. THESE CONNECTIONS MAY BE PRIVATE DRIVEWAYS, PUBLIC STREETS OR A COMBINATION OF BOTH.

B. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

C. THE EXACT LOCATION AND DESIGN OF THE ACCESS POINTS WILL BE DETERMINED DURING THE DESIGN AND DEVELOPMENT REVIEW FOR THE SITE.

D. THE PETITIONER WILL EXTEND LANGSTON DR. TO CONNECT WITH GRAND PALISADES PARKWAY AS GENERALLY DEPICTED ON THE SITE PLAN. SIDEWALK WILL BE INSTALLED ALONG THE PETITIONER'S SIDE OF THE STREET EXTENSION.

ARCHITECTURAL STANDARDS

THE FIRST FLOOR OF THE BUILDING ELEVATIONS FACING YORK ROAD WILL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE ACTIVITY BY PROVIDING WINDOWS AND/OR DOORS AND OTHER ARCHITECTURALLY ARTICULATED FACADES THAT PREVENT EXPANSES OF SOLID WALLS THAT EXCEED 20 FEET IN LENGTH. THE PETITIONER HAS PROVIDED EXAMPLES OF TYPICAL OFFICE BUILDINGS OF THE SCALE AND CHARACTER OF THOSE TO BE BUILT ON THE SITE.

STREETSCAPE AND LANDSCAPING

THE BUFFERS ON THE SITE PLAN MAY BE REDUCED OR REMOVED IF THE ADJOINING PROPERTY FOR WHICH THE BUFFER WAS CREATED IS REZONED TO A CATEGORY WHERE THE BUFFER WOULD BE SMALLER OR WOULD NOT BE REQUIRED. THIS ACTION WILL NOT REQUIRE AN ADMINISTRATIVE AMENDMENT TO THE SITE PLAN.

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

A. FREESTANDING LIGHTING ON THE SITE WILL BE LIMITED TO 25' IN TOTAL HEIGHT AND WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED

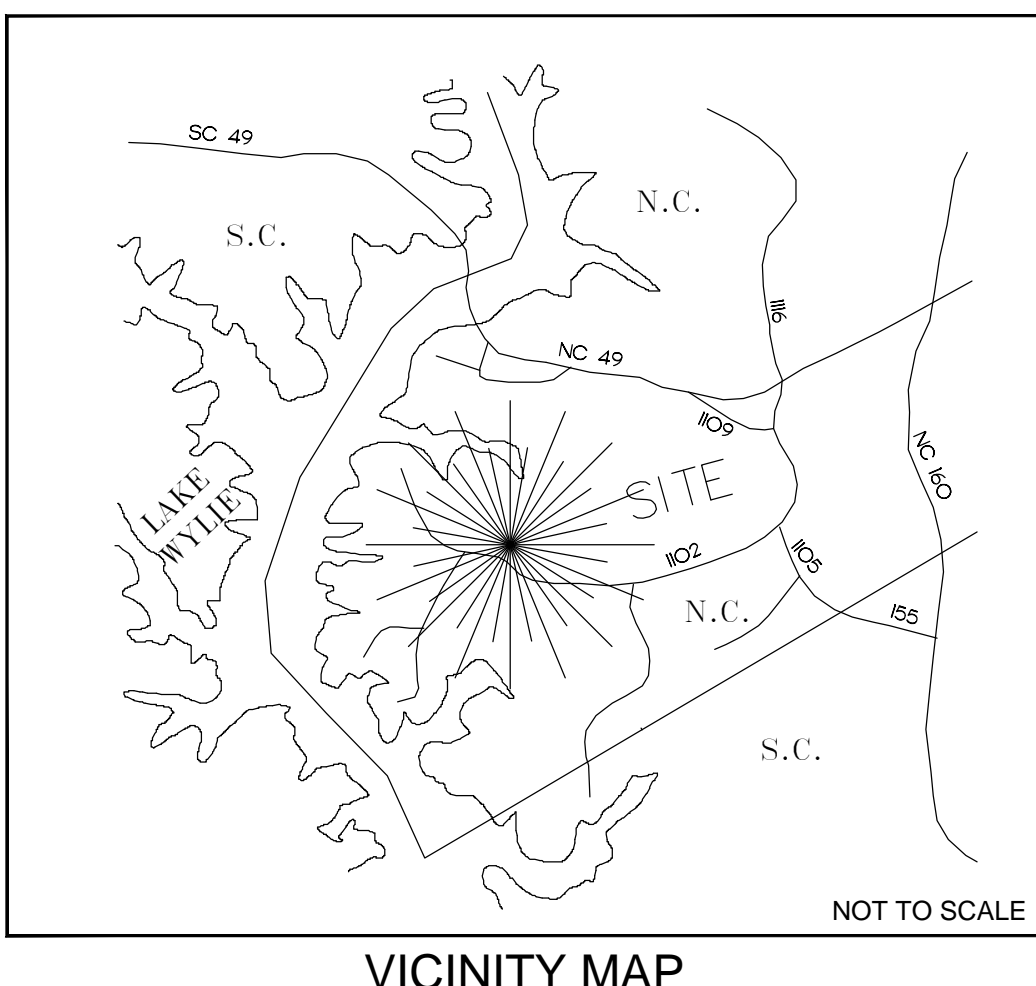
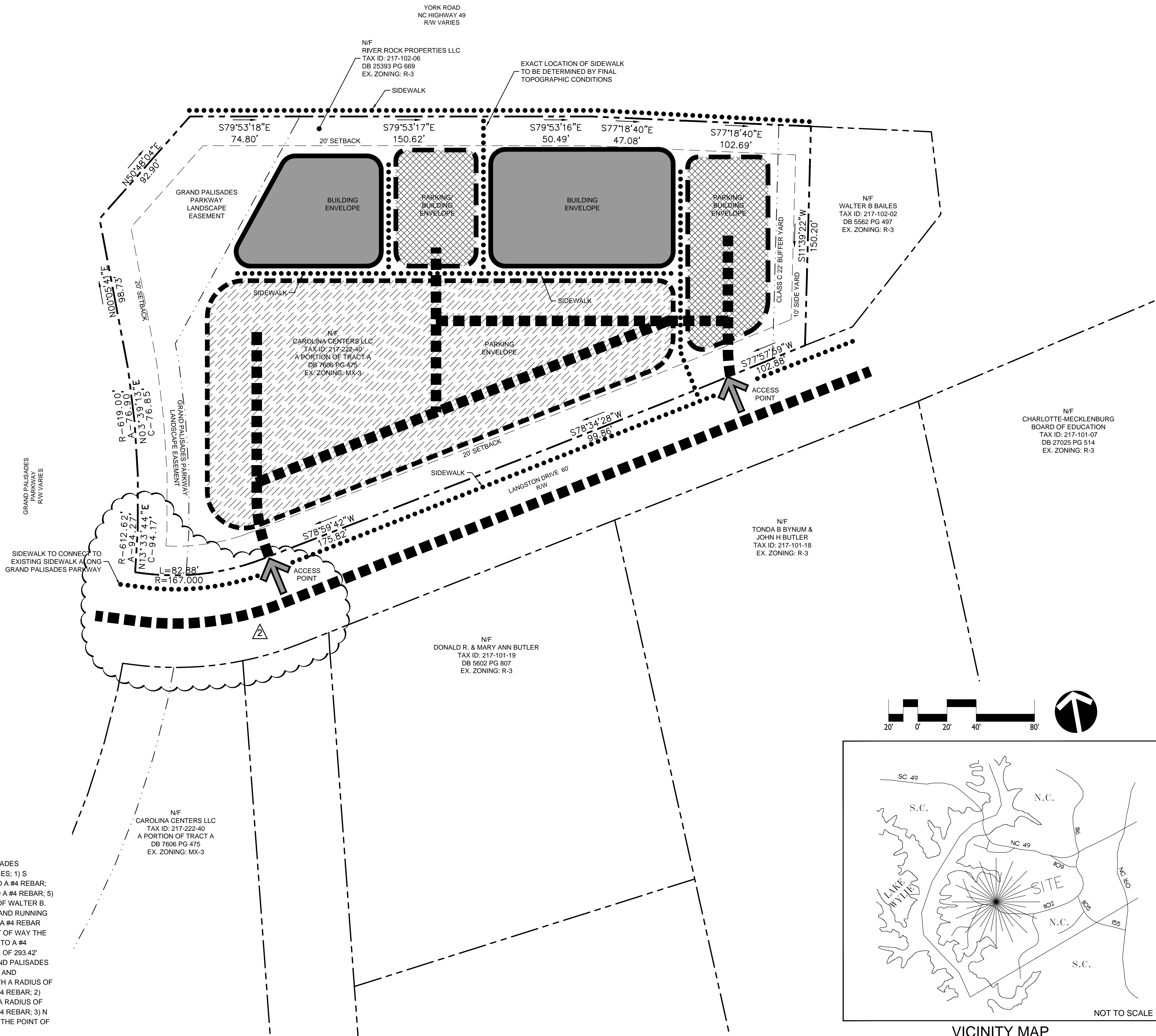
PHASING

RESERVED

REVISED PER STAFF ANALYSIS, 04/19/13, (1/3)

LEGAL DESCRIPTION

BEGINNING AT A #4 REBAR AT THE INTERSECTION OF N.C. HIGHWAY 49 AND GRAND PALISADES PARKWAY; THENCE ALONG N.C. HIGHWAY 49 FOLLOWING FIVE (5) COURSES AND DISTANCES; 1) S 79°53'18" E A DISTANCE OF 74.80' TO A #4 REBAR; 2) S 79°53'17" E A DISTANCE OF 150.62' TO A #4 REBAR; 3) S 79°53'16" E A DISTANCE OF 50.49' TO A POINT; 4) S 77°18'40" E A DISTANCE OF 47.08' TO A #4 REBAR; 5) S 77°18'40" E A DISTANCE OF 102.69' TO A #4 REBAR MARKING THE WESTERN BOUNDARY OF WALTER B. BAILES (NOW OR FORMERLY); THENCE LEAVING THE RIGHT OF WAY OF N.C. HIGHWAY 49 AND RUNNING WITH THE BOUNDARY LINE OF WALTER B. BAILES S 11°39'22" W A DISTANCE OF 150.20' TO A #4 REBAR MARKING THE NORTHERN RIGHT OF WAY OF LANGSTON DRIVE; THENCE WITH SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) S 77°57'59" W A DISTANCE OF 102.88' TO A #4 REBAR; 2) S 78°34'28" W A DISTANCE OF 99.86' TO A #4 REBAR; 3) S 78°59'42" W A DISTANCE OF 293.42' AND PASSING A #4 REBAR AT 151.97' TO A POINT IN THE EASTERN RIGHT OF WAY OF GRAND PALISADES PARKWAY; THENCE FOLLOWING SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 94.27', WITH A RADIUS OF 612.62', WITH A CHORD BEARING OF N 13°33'44" E, WITH A CHORD LENGTH OF 94.17' TO A #4 REBAR; 2) WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 76.90', WITH A RADIUS OF 619.00', WITH A CHORD BEARING OF N 03°39'13" E, WITH A CHORD LENGTH OF 76.85' TO A #4 REBAR; 3) N 00°05'41" E A DISTANCE OF 98.73' TO A #4 REBAR; 4) N 50°48'04" E A DISTANCE OF 92.90' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 2.627 ACRES MORE OR LESS.



LandDesign

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REZONING

PETITION NO. 2013-004

PALISADES OFFICE PARCEL

CONDITIONAL REZONING

RIVER ROCK / CAROLINA CENTER TRACTS, CHARLOTTE, NORTH CAROLINA

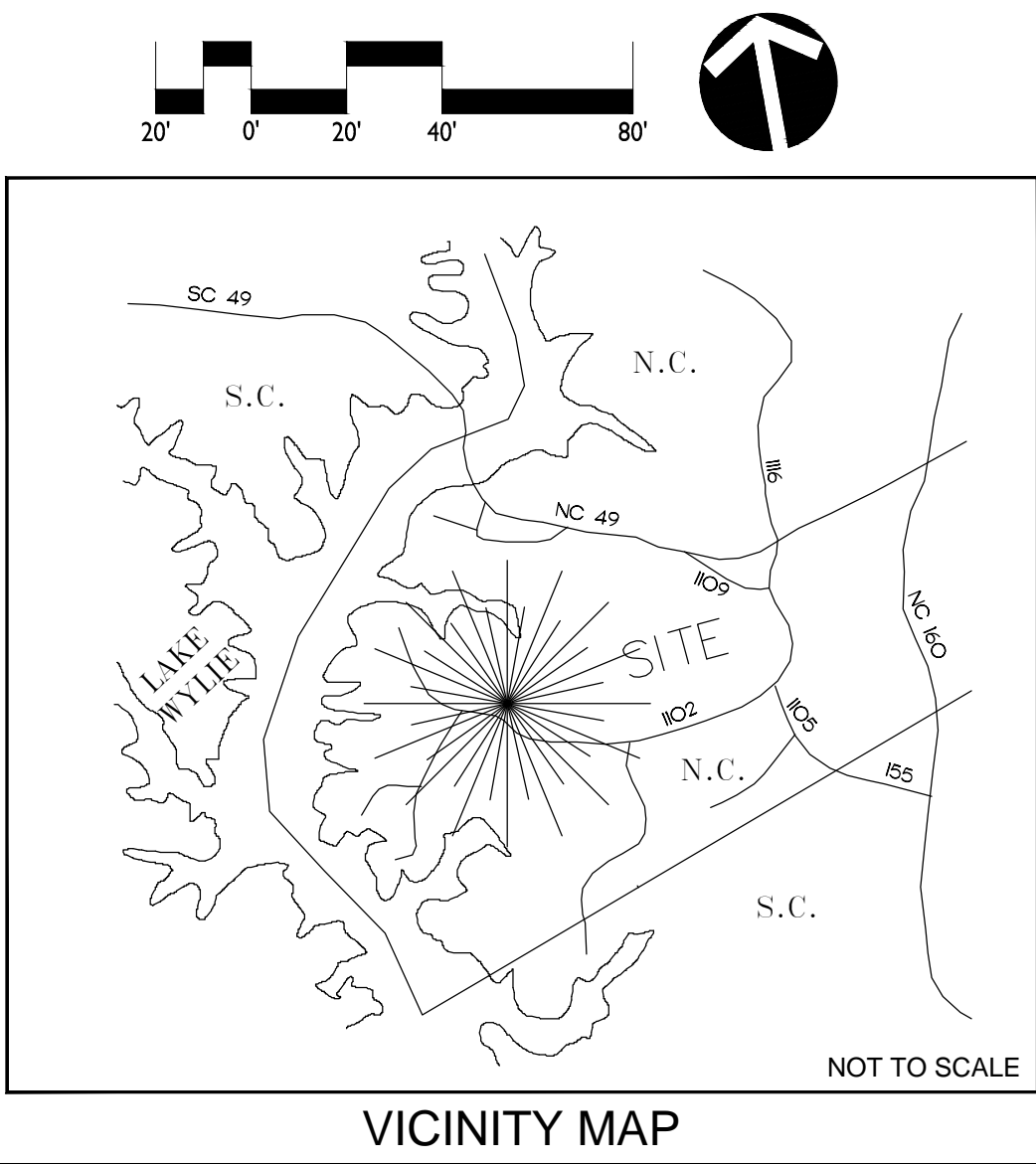
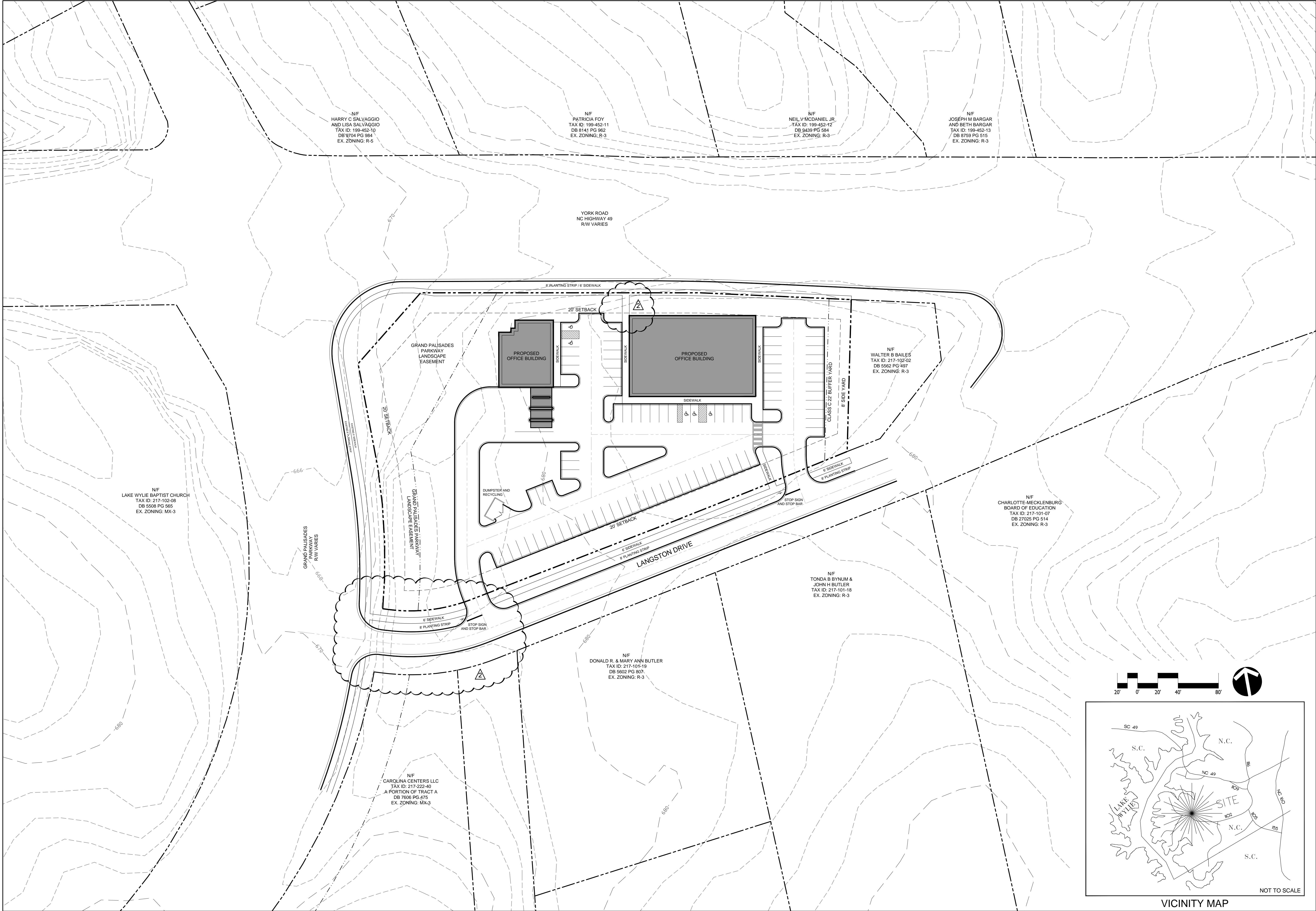
TECHNICAL DATA SHEET

REVISIONS:

02/22/13 - REVISIONS PER CITY COMMENTS
04/19/13 - REVISIONS PER CITY COMMENTS

DATE: 2/22/13
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: DC5
SCALE: 1"=40'
PROJECT #: 1012209
SHEET #:

RZ-1.0



DATE: 2/22/13
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 DRAWN BY: MEK
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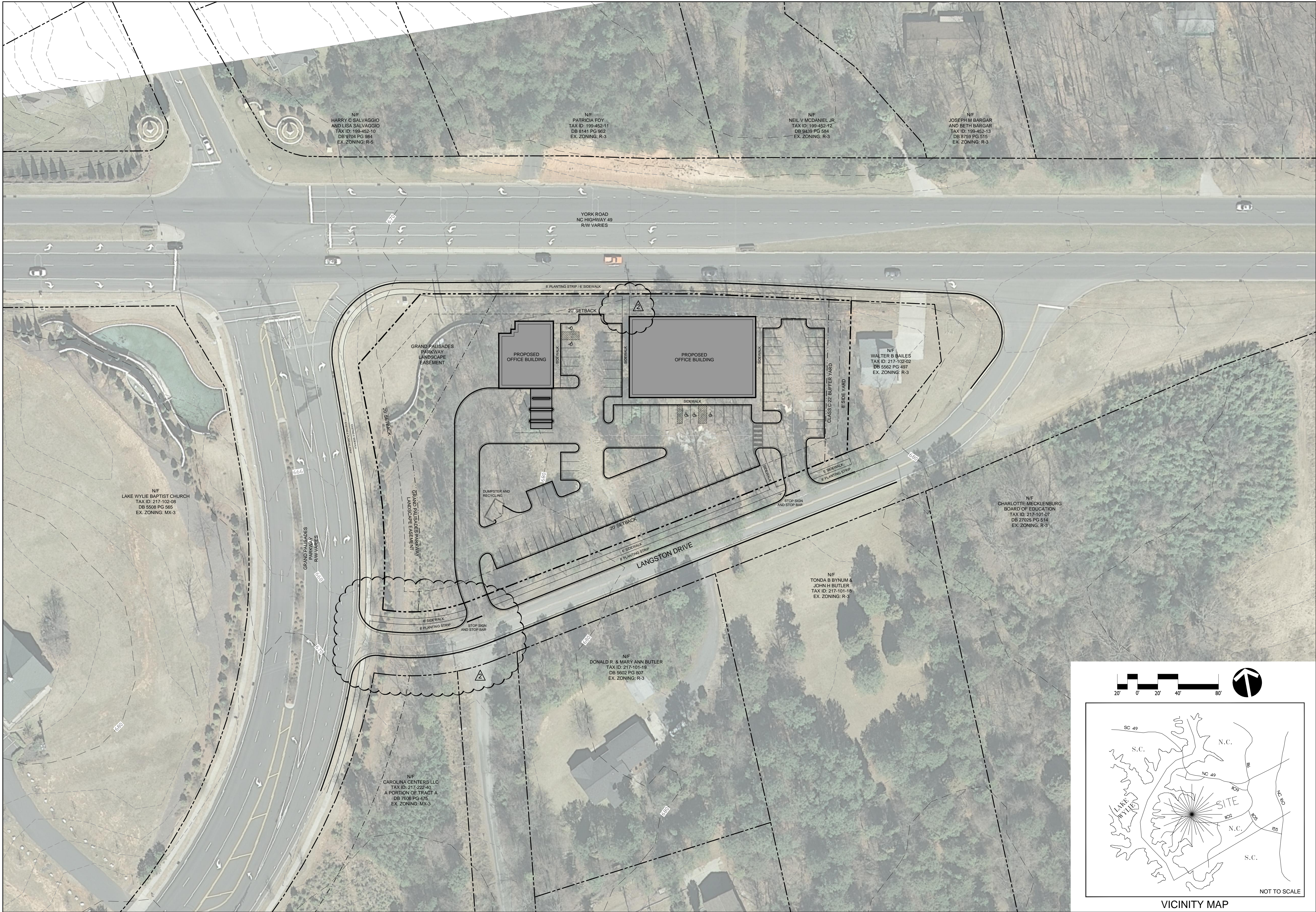
REVISIONS:
 A 02/22/13 - REVISIONS PER CITY COMMENTS
 B 04/19/13 - REVISIONS PER CITY COMMENTS

PALISADES OFFICE PARCEL
CONDITIONAL REZONING
 RIVER ROCK / CAROLINA CENTER TRACTS, CHARLOTTE, NORTH CAROLINA
 ILLUSTRATIVE PLAN

REZONING
PETITION NO. 2013-004

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RZ-2.0

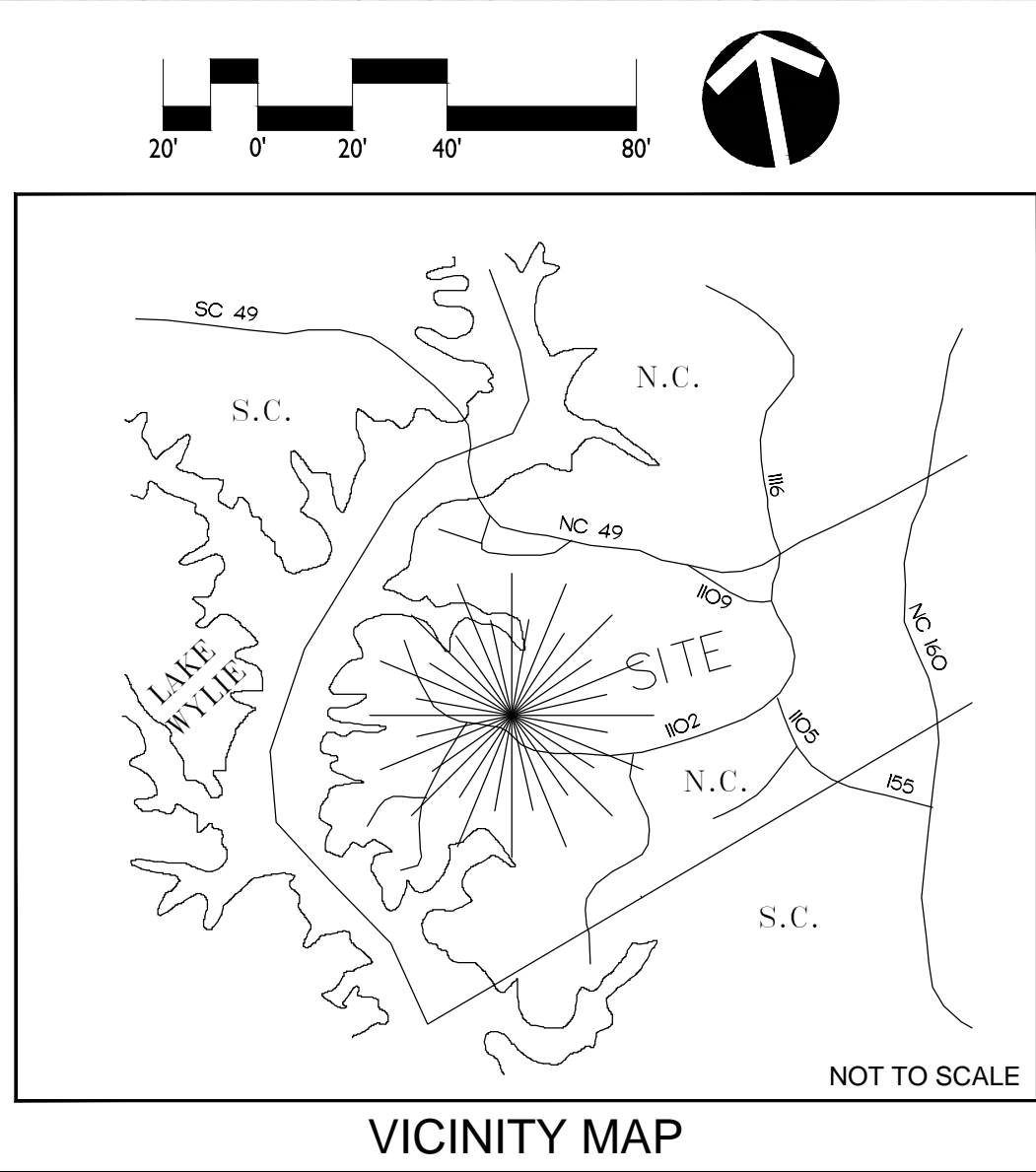


PALISADES OFFICE PARCEL
CONDITIONAL REZONING

RIVER ROCK / CAROLINA CENTER TRACTS, CHARLOTTE, NORTH CAROLINA

CONTEXT MAP

REVISIONS:	
Δ	02/22/13 - REVISIONS PER CITY COMMENTS
Δ	04/19/13 - REVISIONS PER CITY COMMENTS
DATE: 2/22/13	DESIGNED BY: MEK
DRAWN BY: MEK	CHECKED BY: DC5
SCALE: 1"=40'	PROJECT #: 1012209
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RZ-3.0

